



General Assembly

February Session, 2020

Raised Bill No. 5244

LCO No. 1276



Referred to Committee on HOUSING

Introduced by:
(HSG)

***AN ACT CONCERNING ADDITIONAL HOUSING PROTECTIONS FOR
A VICTIM OF FAMILY VIOLENCE OR SEXUAL ASSAULT.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (NEW) (*Effective October 1, 2020*) (a) Upon the request of a
2 tenant, a landlord shall change the locks or permit the tenant to change
3 the locks to a tenant's dwelling unit when: (1) The tenant is named as a
4 protected person in (A) a protective or restraining order issued by a
5 court of this state, including, but not limited to, an order issued pursuant
6 to sections 46b-15, 46b-16a, 46b-38c, 53a-40e and 54-1k of the general
7 statutes, that is in effect at the time the tenant makes such request of the
8 landlord, or (B) a foreign order of protection that has been registered in
9 this state pursuant to section 46b-15a of the general statutes, that is in
10 effect at the time the tenant makes such request of the landlord; and (2)
11 the tenant provides a copy of such protective order, restraining order or
12 foreign order of protection to the landlord. A landlord who is required
13 to change a tenant's locks or permit the tenant to change a tenant's locks
14 under this subsection shall, not later than six hours after receipt of the
15 request, inform the tenant whether the landlord will change the locks or
16 permit the tenant to change the locks. If the landlord agrees to change

17 the locks, the landlord shall do so not later than two business days after
18 the date that the tenant makes such request.

19 (b) If a landlord has informed the tenant that the tenant is responsible
20 for changing the locks, fails to change the locks, or fails to permit a
21 tenant to change the locks within the timeframe prescribed under
22 subsection (a) of this section, the tenant may proceed to change the
23 locks. If a tenant changes the locks, the tenant shall ensure that the locks
24 are changed in a workmanlike manner, utilizing locks of similar or
25 improved quality as compared to the original locks. The landlord may
26 replace a lock installed by or at the behest of a tenant if the locks installed
27 were not of similar or improved quality or were not installed properly.
28 If a tenant changes the locks to his or her dwelling unit under this
29 subsection, the tenant shall provide a key to the new locks to the
30 landlord not later than two business days after the date on which the
31 locks were changed, except when good cause prevents the tenant from
32 providing a key to the landlord within the prescribed time period.

33 (c) When a landlord changes the locks to a dwelling unit under
34 subsection (a) or (b) of this section, the landlord (1) shall, if using a
35 professional contractor or locksmith, be responsible for payment to such
36 contractor or locksmith, (2) shall, at or prior to the time of changing such
37 locks, provide a key to the new locks to the tenant, and (3) may charge
38 a fee to the tenant not exceeding the actual reasonable cost of changing
39 the locks. If the tenant fails to pay the fee, such cost may be recouped by
40 a suit against the tenant or as a deduction from the security deposit
41 when the tenant vacates the dwelling unit, but shall not be the basis for
42 a summary process action under chapter 832 of the general statutes. For
43 purposes of this subsection, "actual reasonable cost" means the cost of
44 the lock mechanism, as well as the fee paid by the landlord for
45 professional contractor or locksmith services.

46 (d) If a tenant residing in the dwelling unit is named as the
47 respondent in an order described in subsection (a) of this section and
48 under such order is required to stay away from the dwelling unit, the
49 landlord shall not provide a key to such tenant for the new locks. Absent

50 a court order permitting a tenant who is the respondent in such order to
51 return to the dwelling unit to retrieve his or her possessions and
52 personal effects, the landlord has no duty under the rental agreement or
53 by law to allow such tenant access to the dwelling unit once the landlord
54 has been provided with a court order requiring such tenant to stay away
55 from the dwelling unit, and the landlord shall not permit such tenant to
56 access the dwelling unit. Any tenant excluded from the dwelling unit
57 under this section remains liable under the rental agreement with any
58 other tenant of the dwelling unit for rent or damages to the dwelling
59 unit.

60 (e) A landlord may not require a tenant who is named as a protected
61 person under an order described in subsection (a) of this section to pay
62 additional rent or an additional deposit or fee because of the exclusion
63 of the tenant who is named as the respondent in such order.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2020</i>	New section

Statement of Purpose:

To allow a person who has a valid order of protection to request that such person's landlord change the locks to the person's dwelling unit.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]